

**ECONOMIC DEVELOPMENT & ENERGY COMMITTEE MEETING  
HELD IN THE  
PUTNAM COUNTY OFFICE BUILDING  
ROOM #318  
CARMEL, NEW YORK 10512**

**Chairman Gouldman, Legislators Addonizio & Sayegh**

**Wednesday**

**April 11, 2018**

**(Immediately following the Health Meeting beginning at 6:30 P.M.)**

The meeting was called to order at 8:48 P.M. by Chairman Gouldman who led in the Pledge of Allegiance. Upon roll call, Legislators Addonizio, Sayegh and Chairman Gouldman were present.

**Item #3 - Discussion/Putnam County Chamber of Commerce Elected Officials Forum/Chairwoman of the Board Jennifer Maher**

Chairman Gouldman stated he hopes elected officials and residents attend the Elected Officials Forum (Forum) so we can work together to help the economic conditions in Putnam County.

Chairman Gouldman made a motion to waive the rules and accept the additional; Seconded by Legislator Sayegh. All in favor.

Chairwoman of the Putnam County Chamber of Commerce Board Jennifer Maher read the attached Legislative Priorities for the Forum. She stated Mahopac is undergoing changes that will end up being great, along with the Village of Brewster. She stated Cold Spring is always making itself more charming. She stated there is a lot of potential and it is not all about new development. She stated in her opinion sign ordinances are too broad and cited Philipstown as an example. She stated they are working with the EDC on developing the workforce. She stated millennials are now shifting and buying homes in suburban areas. She noted Putnam County has many areas that are close to train stations.

Chairman Gouldman noted that there were many millennials in the audience during the Health Committee Meeting.

Chamber Board Chairwoman Maher noted examples of Beacon and Newburgh as places millennials are moving. She stated Putnam County has that opportunity as well. She stated she hopes the Legislators attend the Forum and that it is about communication and working together as a team.

Legislator Sayegh stated she has been to one of these Forums before. She stated it is important for leaders from different areas of government to have an open and honest conversation. She stated it helps share ideas. She stated it is a great event that the Putnam County Chamber of Commerce holds.

Chamber Board Chairwoman Maher questioned what happened to the “Keep Putnam Beautiful” program. She stated it was a very effective program.

Legislator Nacerino stated she believes it was funded through a grant.

Chamber Board Chairwoman Maher facilitated further discussion regarding recycling.

Chamber Board Chairwoman Maher also stated the Trailblazers Awards will be held on June 12, 2018.

#### **Item #4 - Discussion/Putnam County IDA/Fox Ridge Project**

Chairman Gouldman stated there was supposed to be a representative to talk about this matter, but there does not appear to be. He stated the potential new owners for the Fox Ridge property, who are requesting that the same benefits be afforded to them as the current owners.

Legislator Addonizio stated they are looking for the IDA (Industrial Development Agency) to help.

Legislator Sullivan stated that is correct. He stated the current owner has benefits through the IDA and the potential new owner is looking to assume those same benefits.

Chairman Gouldman stated he questioned Legislative Counsel Robert Firriolo if the Legislature is legally allowed to grant those benefits, but Legislative Counsel Firriolo was not sure.

Legislator Sullivan stated that should be left up to the respective attorneys to figure out. He stated it is an important project for Putnam County as it would be the first brand name hotel. He stated the building is approximately 80% complete as of now. He stated the potential new owners are ready to take over as opposed to having a vacant building that could stay there forever; it would be worth enticing the potential new owners.

Chairman Gouldman stated we were told the attorney who wrote the letter in the backup would be attending this meeting.

Legislative Clerk Diane Schonfeld stated that is correct, and the IDA will be drafting a resolution to be reviewed by this committee next month.

Lynne Eckardt, Town of Southeast Councilwoman, stated she was speaking on her own behalf. She stated she cannot find any record that the Town of Southeast ever approved a former PILOT (Payment In Lieu Of Taxes) program. She questioned what the process is for these benefits.

Legislator Sullivan stated he believes the way it works is that the IDA would approve it first, then the school board, then maybe the Town.

Councilwoman Eckardt stated does anyone know if any entity declines the benefits, do they only get a portion of the PILOT.

Legislator Sullivan stated he is not certain but he would guess that the agreement would not go through.

Councilwoman Eckardt reiterated that she has found no record of the previous owner being granted a PILOT.

Legislator Sullivan stated those records would be with the IDA.

Councilwoman Eckardt stated there was a PILOT program for a business in Patterson that is really struggling. She stated the County would be well advised to really look at this project and see what kind of jobs it generates and if it would be worth it. She stated she understands PILOT programs for job creation, but she does not understand it in this case.

Legislator Nacerino stated she does not believe PILOT programs are transferrable and that discussion would be for the lawyers. She questioned how this program would have initially gone through if the Town did not know about it. She stated when she was on the Town Board in Patterson the IDA would come to meetings to speak to the PILOT programs for projects within the Town of Patterson. She stated she is questioning how this program went through in the first place.

Chairman Gouldman stated Legislator Nacerino is right and there are some great questions raised here.

Legislator Nacerino questioned if the sale of the property to the potential new owner is contingent on the PILOT program being transferred.

Councilwoman Eckardt stated she believes in the letter in the backup it says the contract would depend on the PILOT program.

Legislator Nacerino stated she is unsure if transferring the PILOT program is legal.

Legislator Sullivan stated it would not be transferred.

Legislator Addonizio stated the backup states they would like to obtain the same benefits afforded to Fox Ridge Hotel and Suites.

Legislator Nacerino clarified they are looking for their own PILOT program.

Legislator Sullivan stated yes, it would not be transferred. He stated there are many attorneys involved in transactions like this. He stated the people who can answer all these questions are not present.

Legislator Nacerino stated she thinks this is a good idea because she would hate to see it sit as a vacant building when it is already almost complete.

**Item #5 - Approval/Memorialization/Resolution Supporting Legislation Giving Industrial Development Agencies (IDAs) the Ability to Provide Loans and Grants to Stimulate Economic Investment and Job Creation in New York State**

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Addonizio. All in favor.

**Item #6 - Approval/Memorialization/Resolution Supporting Investments in Shovel-Ready & Market-Ready Sites to Make New York More Competitive for Economic Development Projects**

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Addonizio. All in favor.

**Item #7 - FYI/Unemployment Report – Duly Noted**

**Item #8 - Other Business - None**

**Item #9 – Adjournment**

There being no further business at 9:12 P.M., Chairman Gouldman made a motion to adjourn; Seconded by Legislator Sayegh. All in favor.

Respectfully submitted by Administrative Assistant Ed Gordon.